

receipt

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-6150
Number:

Date:

11-6-91

92-175

9404#0129WICHRC \$35.00
SA C012147FM10-11-91
Please Make Checks Payable To: Baltimore County

Cashier Validation

receipt

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Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

COPY

DATE: 11-6-91

Victor F. Reynolds
105 Riverside Road
Baltimore, Maryland 21221

RE:
CASE NUMBER: 92-175-A
S/S Riverside Road, 75' E of and opposite of Maple Avenue
105-07 Riverside Road
15th Election District - 5th Councilmanic
Petitioner(s): Victor F. Reynolds
HEARING: THURSDAY, NOVEMBER 21, 1991 at 9:00 a.m.

Dear Petitioner(s):

Please be advised that \$ 24.02 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland 21204. It should have your case number noted thereon and be made payable to Baltimore County, Maryland. In order to prevent delay of the issuance of proper credit and/or your order, immediate attention to this matter is suggested.

Lawrence E. Schmidt
ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

COPY

October 22, 1991

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

CASE NUMBER: 92-175-A
S/S Riverside Road, 75' E of and opposite of Maple Avenue
105-07 Riverside Road
15th Election District - 5th Councilmanic
Petitioner(s): Victor F. Reynolds
HEARING: THURSDAY, NOVEMBER 21, 1991 at 9:00 a.m.

Variance to allow 3 recreational vehicles to be stored in the front yard in lieu of 1 vehicle in the rear yard or side yard 8 feet behind the front foundation wall.

Lawrence E. Schmidt
Zoning Commissioner of
Baltimore County

cc: Victor F. Reynolds

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

November 6, 1991

Mr. Victor F. Reynolds
105 Riverside Road
Baltimore, MD 21221

RE: Item No. 188, Case No. 92-175-A
Petitioner: Victor F. Reynolds
Petition for Variance

Dear Mr. Reynolds:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a review by Zoning personnel.

Zoning Plans Advisory Committee Comments
Date: November 6, 1991
Page 2

2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.

3) Attorneys and/or engineers who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the loss of filing fee.

Very truly yours,
James E. Dyer
Chairman
Zoning Plans Advisory Committee

JED:jw
Enclosures

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

Your petition has been received and accepted for filing this 11th day of October, 1991.

Arnold Jablon
DIRECTOR

Received By:
James E. Dyer
Chairman,
Zoning Plans Advisory Committee

Petitioner: Victor F. Reynolds
Petitioner's Attorney:

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: October 29, 1991

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Parkwood Cemetery, Item No. 184
Flamm Property, Item No. 167
Guercio Property, Item No. 168
Ferenc Property, Item No. 169
Wasilewski Property, Item No. 170
Mahaffey Property, Item No. 173
Miller & Hatfield Property, Item No. 179
Yan Property, Item No. 186
Charvat Property, Item No. 167
Reynolds Property, Item No. 188
Freund Property, Item No. 189

In reference to the petitioners' requests, the staff offers no comments.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/rdn
ITEM184/TXTROZ

BUREAU OF TRAFFIC ENGINEERING
DEPARTMENT OF PUBLIC WORKS
BALTIMORE COUNTY, MARYLAND

DATE: November 6, 1991

TO: Mr. Arnold Jablon, Director
Office of Zoning Administration
and Development Management

FROM: Rahee J. Famili

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: October 22, 1991

This office has no comments for item numbers 124, 166, 167, 168, 169, 173, 174, 175, 176, 179, 180, 181, 182, 184, 186, 187, 188 and 189.

Rahee J. Famili
Rahee J. Famili
Traffic Engineer II

RJF/lvd



700 East Joppa Road, Suite 901
Towson, MD 21204-5500

(301) 887-1500

OCTOBER 24, 1991

Patrick Tullon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

Re: Project Owner: VICTOR F. REYNOLDS
Location: 8305-07 RIVERSIDE ROAD
Towson, MD 21204

Comments:
The subject property has been reviewed by
this Bureau and the comments below are provided to be
corrected or incorporated into the final plans for the property.
7. The Fire Prevention Bureau has no comments at this time.

RECEIVED: [Signature] Date: [Signature]
APPROVED: [Signature] Date: [Signature]
Fire Prevention Bureau

10/27/91

92-175-A

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: October 23, 1991
Zoning Administration and Development Management
FROM: Robert W. Bowling, P.E.
RE: Zoning Advisory Committee Meeting
for October 22, 1991

The Developers Engineering Division has reviewed
the subject zoning items and we have no comments for
Items 124, 167, 168, 169, 170, 173, 176, 179, 180,
184, 186, 187, 188 and 189.

In addition, we have no comments at this time for
Item #439 (Case No. 91-466).

For Item 166, we will have no comments until the
County Review Group Meeting.

For Item 171, see our County Review Group comments
dated October 10, 1991.

For Items 174 and 175, minor subdivision review comments
were prepared for this site, dated October 9, 1990.

Item 181 represents a minor subdivision, which should
be processed through the minor subdivision procedures.

For Item 182, no comments are necessary on density
transfer.

[Signature]
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:s

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 8305-07 RIVERSIDE RD. see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: BACKRIVER HIGHLANDS
plat book# 100, lot# 100, section# 100
OWNER: VICTOR F. REYNOLDS

92-175-A

PETITIONER'S EXHIBIT 1

RIVERSIDE RD

POPLAR RD

75 TO POPLAR R.D.
LARGE TREES

date: Oct. 27 1991
prepared by: OWNER

Scale of Drawing: 1"=50'

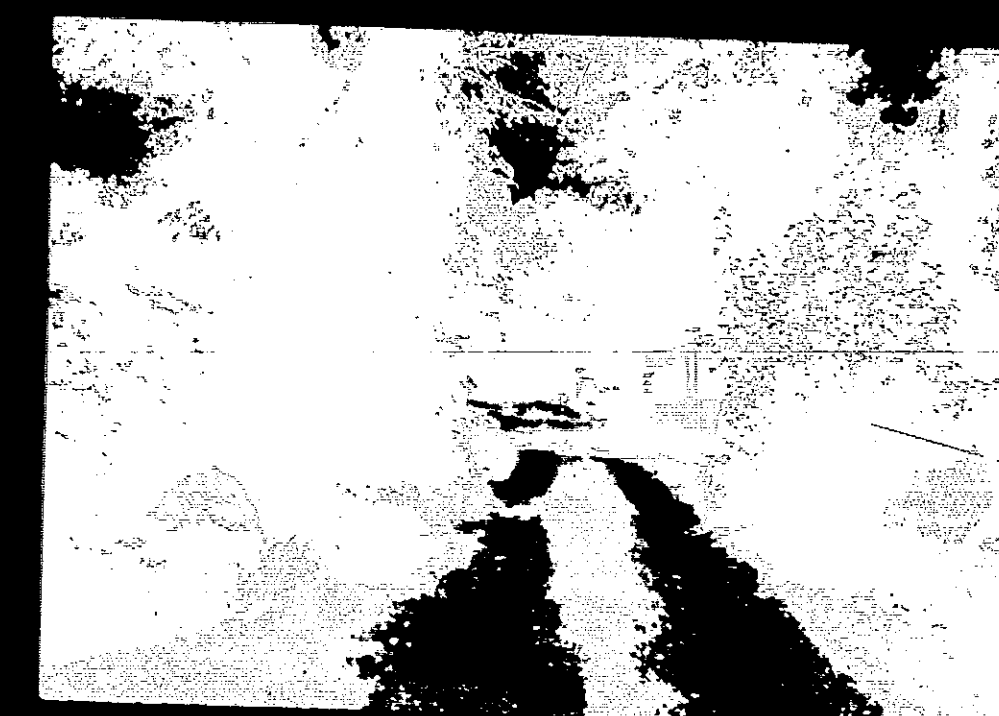
LOCATION INFORMATION

Councilmanic District: 7
Election District: 15
1"=200' scale map: NE, 12-G
Zoning: DR-5-S
Lot size: 0.366 acreage 15,955 square feet

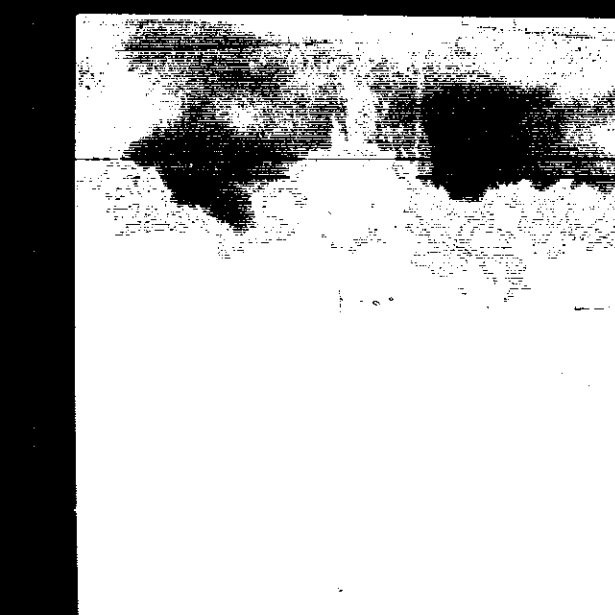
SEWER: ☒
WATER: ☒
Chesapeake Bay Critical Area: ☒
Prior Zoning Hearing: NONE

Zoning Office USE ONLY!
reviewed by: ITEM #: CASE#:
188

92-175-A



View from Riverside Road



PETITIONER'S
EXHIBIT 2



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING PHOTOGRAPHIC MAP

SCALE
1" = 200'±

LOCATION

SHEET

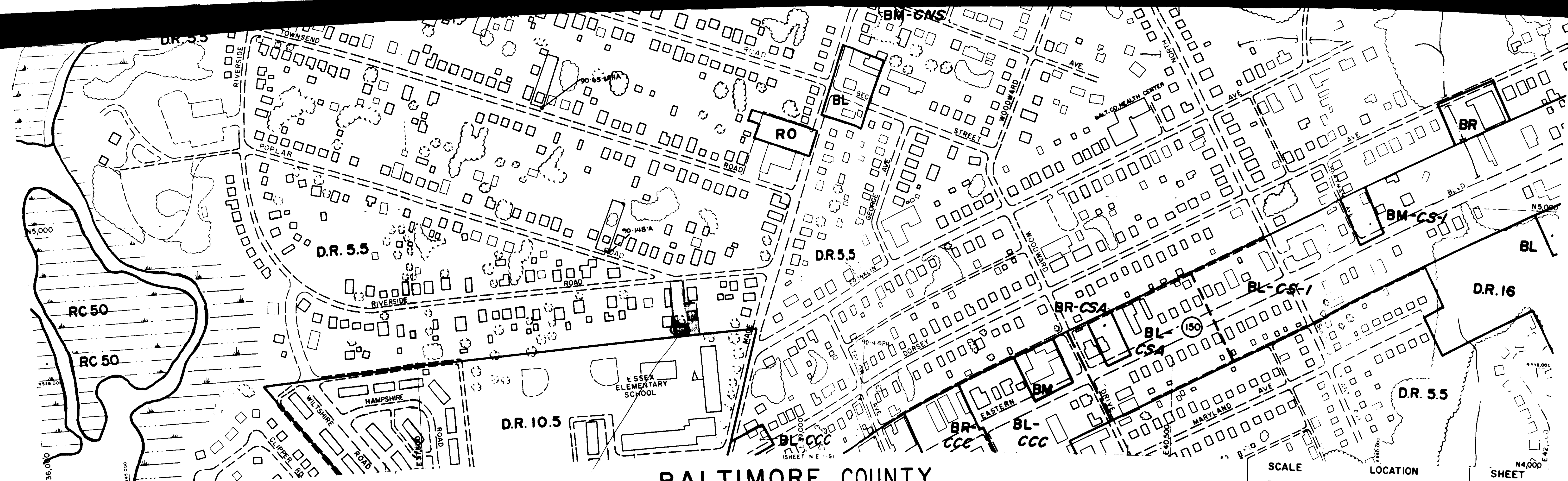
DATE
OF
PHOTOGRAPHY
JANUARY
1986

ESSEX

N.E.
2-G

92-175-A

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

SCALE
1" = 200'±

LOCATION

SHEET

DATE
OF
PHOTOGRAPHY
JANUARY
1986

ESSEX

N.E.
2-G

92-175-A

1988 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 13, 1988

Bill Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88

Chairman, County Council

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

9-20-91
per applicant's description